

Luxury+Prestige

WISH

52 BLAKE HILL CRESCENT, LILLIPUT, POOLE, BH14 8QS



















# TAKE A STEP INSIDE



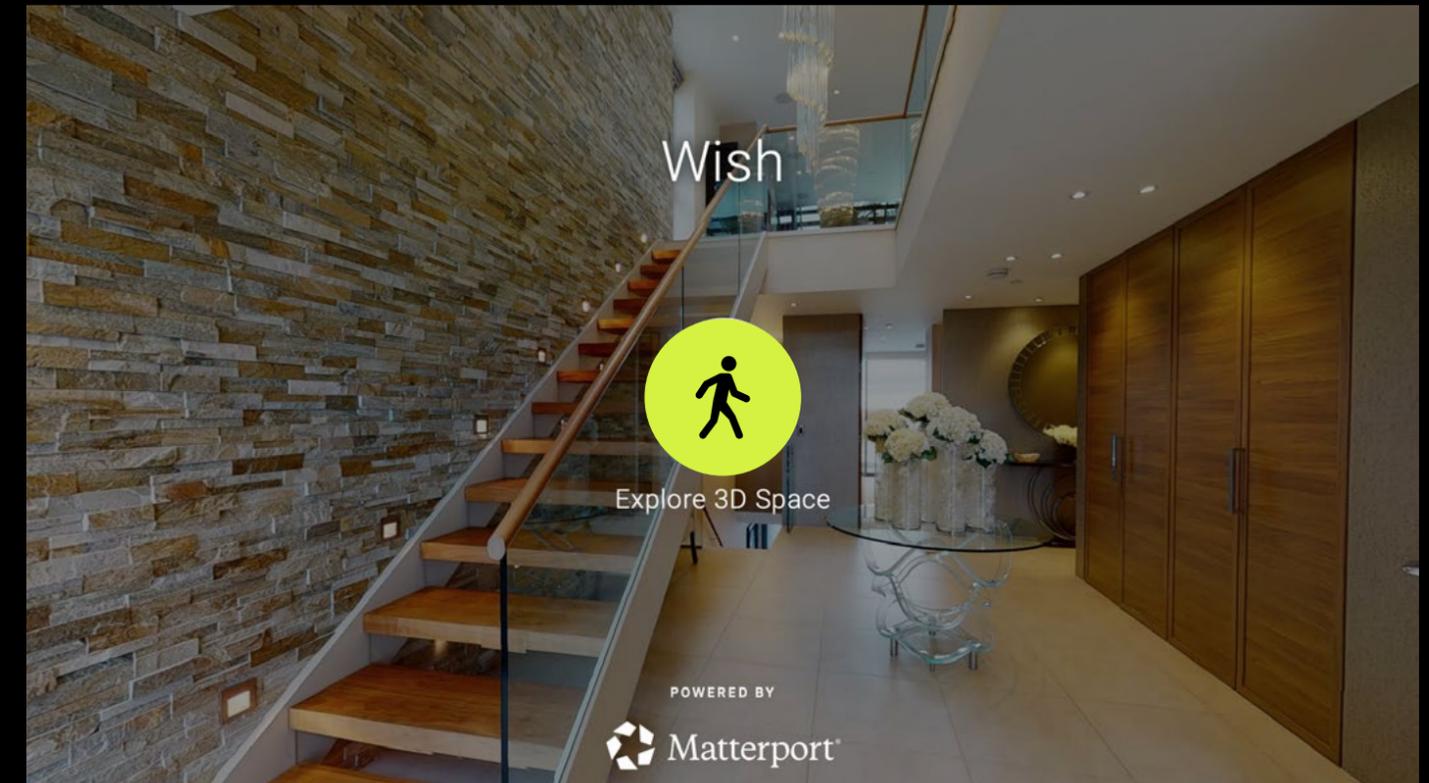
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.



## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.



# Floorplan

Wish, 52 Blake Hill Crescent  
Lilliput, Poole, BH14 8QS

## GROSS INTERNAL AREA

House:  
 Lower Ground Floor: 941 sq. ft / 87 m<sup>2</sup>  
 Ground Floor: 1,093 sq. ft / 102 m<sup>2</sup>  
 First Floor: 1,449 sq. ft / 135 m<sup>2</sup>  
 Second Floor: 800 sq. ft / 74 m<sup>2</sup>  
 Garage: 401 sq. ft / 37 m<sup>2</sup>  
**Total: 4,684 sq. ft / 435 m<sup>2</sup>**

Gym: 342 sq. ft / 32 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



# Summary

**Wish is a stunning example of contemporary architecture and it sits in a wonderful location with the benefit of truly spectacular harbour views.**

The accommodation extends to over 5,000 square feet meaning it also offers the luxury of space. The fit out of the interior was carried out to an exceptional standard with many bespoke and unique upgrades which were specified by the owners whilst the house was under construction. The layout includes a 32' open plan lifestyle room with a full width sun balcony. This area zones conveniently for relaxed sitting, dining and the bespoke kitchen boasts a huge centre island with a generous breakfast bar. In addition to a whole host of integrated appliances there is also a walk in pantry. There are four sizeable bedrooms each with en suite facilities although one is currently furnished as a stylish home office. The principle suite on the top floor enjoys the best views and benefits from a dedicated sun balcony and a walk through dressing room. On the garden level there is a highly luxurious cinema room and an open plan recreation room where there is an additional bathroom, meaning the layout is extremely versatile. The recreation room opens onto a private courtyard where there is an exceptional leisure complex with shower and changing facilities and an amazing sun deck above. It goes without saying the specification throughout is extremely high-end with all mod cons.

\*Images dates from 2022

# Details

Guide Price: £2,950,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A\*

\* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £267,750\*\*  
Additional Home £415,250\*\*

\*\* based on guide price - professional advice should be sought in the respect of SDLT

Local Authority: BCP Council

Council Tax: Band H  
2025/2026 £4,509.88pa\*\*\*

\*\*\* Amount shown is for a main home, please seek advice for additional home.

Services: Mains gas, electricity, water and drainage

# Key features

- + Beautiful contemporary design
- + Stunning harbour views
- + Sunny garden
- + Ideal for entertaining
- + Leisure complex with sun deck
- + Fully fitted cinema
- + Versatile layout
- + Open plan living
- + Choice of balconies
- + No forward chain

# Our team



**Steve Isaacs**  
Managing Director

07970 878106  
steve@luxuryandprestige.com



**Harriet Towing**  
Head of Sales

07809 908718  
harriet@luxuryandprestige.com



**Adrianna Ciereszko**  
Lead Photographer

07944 986977  
adrianna@luxuryandprestige.com



**Ryan Horan**  
Land & New Homes

07512 196688  
ryan@luxuryandprestige.com



**Thomas Powner**  
Residential Sales

07437 491094  
tom@luxuryandprestige.com



**Valentina Morana**  
Residential Sales

07366 799790  
valentina@luxuryandprestige.com



**Joanne Bound**  
Search Agent

01202 007373  
jbound@luxuryandprestige.com



**Jane Honour**  
Administrator

01202 007373  
jane@luxuryandprestige.com

# Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
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